



## ARCHITECTURAL REVIEW BOARD MINUTES

The Architectural Review Board met on Monday, June 9, 2014 at 4:00 P.M. in the 3<sup>rd</sup> Floor Conference Room at City Hall, 828 Center Avenue.

Present: Joe Clarke, Richard Linde, Peter Strysick, Ald. Bryan Bitters, Jerry Jones and Pam Langan

Excused: Scott Matula

Others present: David O'Brien, Richard Donner, Mark Bettenhausen and Frank Fraga

Staff present: Chad Pelishek and Steve Sokolowski

The meeting was called to order and the Pledge of Allegiance was recited.

Approval of minutes for the May 28, 2014 meeting.

Richard Linde moved, Peter Strysick seconded.

Motion passed unanimously.

Introduction of Chairperson and Vice Chairperson

Steve Sokolowski stated that Mayor Vandersteen appointed Joe Clarke as the Chairperson.

Richard Linde nominated Scott Matula as Vice-Chairperson. Pam Langan seconded.

Motion passed unanimously

Deck Addition to Northstar Bar located at 3004 N. 8<sup>th</sup> St.

The applicant was not present for the meeting. Board members discussed the proposed deck addition and posed a number of concerns that would need to be addressed by the applicant including screening of the area below the deck, gas meter location, etc..

Steve Sokolowski stated the current design may not address ADA standards so a re-design may be needed.

Ald. Bitters moved, Jerry Jones seconded to hold this document until the next meeting and re-invite the applicant to the meeting.

Motion passed unanimously.

New car wash proposed to be located on a Washington Square outlot on Washington Avenue (property is west of the new culvers).

David O'Brien from Bayland Buildings was present.

Mr. O'Brien stated the building materials choices were made by the present owner of the property (seller) and the new owner (buyer).

Joe Clarke questioned if the brick colors are browner than the rest of the development. Mr. O'Brien stated the brick color would be the same color as the Piggly Wiggly building.

Ald. Bitters asked if there are any mechanicals on the top of the building. The applicant responded no, all the mechanicals will be in the mechanical room.

Steve Sokolowski stated the dumpster enclosure and landscape plan will be handled as part of the Conditional Use Permit.

Per the developer's request, the windows on the west side of the building will be spandrel glass. Joe Clarke mentioned to the Board that typically these windows are handled on a case by case basis and not recommended in downtown buildings. Applicant was planning to just use brick on this wall but the seller wanted windows. The applicant has selected spandrel glass instead of clear glass because this is the mechanical and storage area of the building.

Ald. Bitters moved to approve the plan as submitted. Pam Langan seconded.

Motion passed unanimously.

New CVS Pharmacy located at the northwest corner of Erie Avenue and N. 14<sup>th</sup> St.

Atty. Richard Donner, Mark Bettenhausen and Frank Fraga were present.

The applicants made a presentation to the Board on the proposed design and stated that the design has been changed to incorporate several recommendations made by City staff.

Joe Clarke explained the tower element of the Starbucks and Walgreens and the fact of having a tower at this intersection. The applicant stated that they felt the current design on the tower piece meets the requirements.

Ald. Bitters asked about rooftop mechanicals on this building. The applicant indicated that the placement of these will be more towards the front the building and should be concealed

by the parapet walls. Steve Sokolowski mentioned screening of mechanicals will be a condition of the Conditional Use Permit.

Richard Linde moved to approve as presented, Ald. Bitters seconded.

Motion passed unanimously.

### Adjournment

Jerry Jones moved to adjourn, Pam Langan seconded.

Motion passed unanimously.

Being no further business, the meeting adjourned at 4:50 pm.

Chad Pelishek  
Recording Secretary